

**OFFICIAL MINUTES
MONTEREY PARK PLANNING COMMISSION
REGULAR MEETING
JANUARY 9, 2018**

The Planning Commission of the City of Monterey Park held a regular meeting of the Board in the Council Chambers, located at 320 West Newmark Avenue in the City of Monterey Park, Tuesday, January 9, 2018 at 7:00 p.m.

CALL TO ORDER:

Chairperson Larry Sullivan called the Planning Commission meeting to order at 7:00 p.m.

ROLL CALL:

Planner Tewasart called the roll:

Board Members Present: Larry Sullivan, Delario Robinson, Theresa Amador (left the meeting after staff's presentation of Item 3-A), Ricky Choi (arrived 7:02 p.m.), and Eric Brossy De Dios

Board Members Absent: None

ALSO PRESENT: Karl H. Berger, Assistant City Attorney, Michael A. Huntley, Director of Community and Economic Development, Samantha Tewasart, Senior Planner

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS: None

ORAL AND WRITTEN COMMUNICATIONS: None

[1.] PRESENTATIONS: None

[2.] CONSENT CALENDAR: None

[3.] PUBLIC HEARING:

3-A CONDITIONAL USE PERMIT (CUP-17-12) TO ALLOW THE ALTERATION OF A NONCONFORMING USE FROM A LAUNDROMAT TO A DANCE STUDIO – 441 WEST POMONA BOULEVARD

Planner Tewasart provided a brief summary of the staff report.

Commissioner Brossy de Dios inquired if the conditional use permit or building permit process will trigger any landscaping requirements. Planner Tewasart replied that new landscaping is not proposed as part of the scope of work. However, staff can work with the applicant to incorporate some additional landscaping if there is available space.

Commissioner Choi inquired that sense the proposed use is a nonconforming use in the R-1 Zone if it is up to the Commission at this point to grant to the conditional use permit to have something else there that will continue to be nonconforming or does the Commission need to decide to conform to the existing Zoning Codes.

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Director Huntley replied that about a year ago a code amendment was brought to the Commission. There are a number of properties in the city and this property happens to be one of those associated with the nonconformity of the site and the ability to continue to use it as such. Looking at the site and the condition of what exists today and what is the best use of the property. Single-family residential is allowed on the property right on the freeway frontage street or to allow a change from one nonconforming use to a similar or less intensive nonconforming use. It is up to the Planning Commission. Staff has been able to make the findings necessary to support it. However, if the Commission cannot support it based on a number of issues, the Commission will have to provide the findings to deny the conditional use permit. Staff felt that based on the property's location on the freeway frontage that allowing another similar use on the property would be the best use and not putting a single-family home right on a freeway frontage street such as this.

Commissioner Choi expressed concerns about safety in that area in general and that more lighting will be required.

Commissioner Robinson stated that he has driven through that area for many years and the laundromat has been an eyesore. He is happy to see a potential business there that will improve the building. He pointed out that condition number 25 in the resolution would required the applicant to bring a proposal to the Police Chief to ensure the safety of the children and people that will be on the property.

Chairperson Sullivan opened the public hearing.

Applicant Jennifer Aguirre was present to speak on the project.

Commissioner Brossy de Dios inquired about the type of dance that will be taught. Applicant Aguirre replied that it will be Latin dance. They have been instructors for 10 and 25 years. Commissioner Brossy de Dios stated that his concern is more about the potential for noise particularly in the evening times for the adjacent residential neighbors. Applicant Aguirre replied that have been working with someone that has been guiding them through the construction process and there are ways to do sound barriers. The music will not be consistently on during the evening times. The class is very instructional and tried to music.

Commissioner Brossy de Dios inquired about the air conditioning. Applicant Aguirre replied that currently there are evaporated coolers. Commissioner Brossy de Dios inquired if they will be upgraded. Applicant Aguirre replied that if they are in working condition then they plan to leave it as is. If they have to be updated, then that is something that they will have to look into. Property owner Bernard Smuckler replied that it will be no problem to upgrade the system.

Commissioner Choi inquired if the business is relocating from somewhere else. Applicant Aguirre replied that this will be an expansion from their existing business. Commissioners Choi inquired about the lighting. Property owner Smuckler replied that he will do whatever it takes to make sure the security is there. Applicant Aguirre replied that they also live near the area and the lights on Findlay and Pomona are constantly kept on. Their plan is to have the kids' classes as early as possible because it is a school night mostly during the week. The classes will mostly be from 5 to 7. The later classes will mostly be for adults.

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Commissioner Robinson inquired why the applicant picked the location. Applicant Aguirre replied that they have been looking for a few years, primarily for space. Commissioner Robinson inquired about how long the laundromat has been out of business. Owner Smuckler replied about a year ago. The proposed business is a vast improvement over the existing laundromat.

Chairperson Sullivan stated that the resolution covers a lot of the comments.

Speaker, Shirley Yang, has lived at 2412 Henricks Avenue since 1989. They welcome business in Monterey Park, but have concerns about safety and traffic.

Chairperson Sullivan closed the public hearing.

Commissioner Brossy de Dios stated that he wanted to propose two conditions, one that a landscape plan be submitted and second that sound be mitigated at the site through envelop improvements, maintenance of closed doors and adequate mechanical systems will be used.

Assistant City Attorney Berger stated that this something that the Commission can vote to approve from the standpoint of implementing those particular conditions based upon the residential neighborhood that surrounds this particular use along with the landscaping plan.

Action Taken: The Planning Commission after considering the evidence presented during the public hearing **approved** the requested conditional use permit with two added conditions for 441 West Pomona Boulevard.

Motion: Moved, by Commissioner Brossy de Dios and seconded by Commissioner Robinson, motion carried by the following vote:

Ayes: Commissioners: Sullivan, Robinson, Choi, and Brossy de Dios
Noes: Commissioners: None
Absent: Commissioners: Amador
Abstain: Commissioners: None

[4.] OLD BUSINESS: None.

[5.] NEW BUSINESS: None.

[6.] COMMISSION COMMUNICATIONS AND MATTERS: None

[7.] STAFF COMMUNICATIONS AND MATTERS:

Director Huntley provided an update on projects.

ADJOURNMENT:

There being no further business for consideration, the Planning Commission meeting was adjourned at 7:30 p.m.

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Next regular scheduled meeting on January 23, 2018 at 7:00 p.m. in the Council Chambers.

Michael A. Huntley
Director of Community and Economic Development

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